

OFFICE OF THE SECRETARY OF DEFENSE

Office of Economic Adjustment



Joint Land Use Study Program

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- Explore, understand interrelationships
- Balance mission with community growth
- **Dual protection goals**
 - ✓ *military installation mission*
 - ✓ *public health, safety & welfare*

LEGISLATIVE AUTHORITY

“If the Secretary determines that the encroachment of the civilian community is likely to impair the continued operational utility of the military installation”

TYPICAL JLUS IDENTIFIES

Actions that could & should be taken by the community & the installation that together would solve existing problems & prevent future ones.

A JLUS HELPS A COMMUNITY:

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- *Understand the economic & physical relationships between installation operations & the adjacent community*

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- *Understand the economic & physical relationships between installation operations & the adjacent community*
- *Evaluate the effects of community development decisions on installation viability*

AICUZ/ICUZ vs. JLUS

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■ AICUZ/ICUZ

- ✓ *DoD controlled & developed*
- ✓ *guidance to community leaders*
- ✓ *voluntary implementation (not always heeded)*

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■ JLUS

- ✓ *community controlled process*
- ✓ *participatory (DoD, community leaders, private, sector)*
- ✓ *shared investment/process ownership*
- ✓ *implementation expected*

JOINT LAND USE STUDY STEERING COMMITTEE



A JLUS is Conducted by the Communities Affected

WHY ME?

JLUS Nomination

**Installations are Nominated by Military Departments
Based on Installation Recommendations:**

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- *good community/base relations record; willing partnership*
- *valid problem - existing/potential incompatible development*
- *reasonable expectation that effected jurisdictions will implement JLUS recommendations*
- *lack of community resources; complex multi-jurisdictional*

WHO REPRESENTS THE DEPARTMENT OF DEFENSE?

*Office of Economic Adjustment
&
Military Departments*

OEA ROLES

- **Catalyst for the JLUS process**
- **Guidance to initiate, conduct, & complete a JLUS**
- **Funding support (50%)**
- **Technical assistance**
- **Facilitate communication between the installation & the community**

INSTALLATION ROLES

- **Identify need for JLUS**
- **Recommend nomination**
- **Coordinate (AICUZ/ICUZ) update**
- **Provide support & assistance**
- **Participate in the JLUS**
- **Implement installation recommendations**

COMMUNITY ROLES

- Leadership
- Conduct study
- Funding (50%)
- Public information
- Issue & opportunity identification
- Issue resolution
- Implement JLUS recommendations

JLUS FUNDING

A Typical JLUS Costs \$80,000-100,000

- ***50% paid by OEA***
- ***50% paid by the community (cash & in-kind)***

CONDUCTING A JLUS

- **Develop in-house**
- **Contract with a qualified consulting firm**

COMMUNITY & INSTALLATION AGREE

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- Implement JLUS recommendations

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- **Implement JLUS recommendations**
- **Continue to work together to protect**
 - ✓ *base mission*
 - ✓ *public health safety & welfare*

TYPICAL JLUS ISSUES

Public Health & Safety Threat

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- **Incompatible development**

TYPICAL JLUS ISSUES

Public Health & Safety Threat

- Installation noise impacts (AICUZ/ICUZ)
- Aircraft approach & departure (APZ)
- Incompatible development
- Development encroachment that threatens installation mission

STUDY PROCESS

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 - ✓ *meets with installation commander*
 - ✓ *meets with local/area governments*

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- **Local sponsor endorsed & Steering Committee organized**

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- Recommendations adopted & implemented by local governments & installation

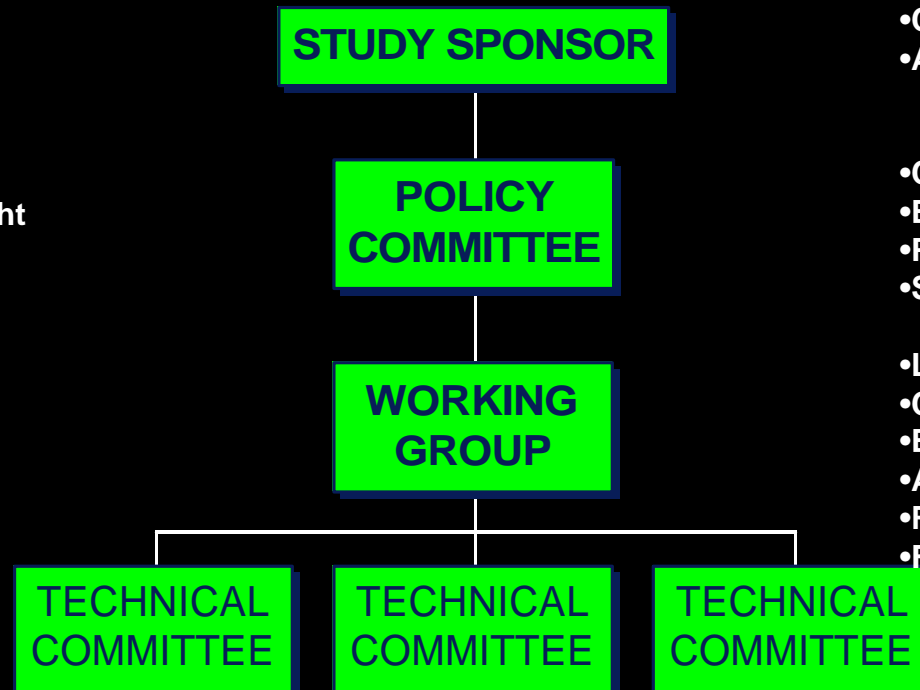
INITIAL VISIT

- Understand encroachment problem
- Brief base leadership on program
- Determine JLUS feasibility
- Develop community engagement strategy
- Brief community leaders if appropriate

JLUS ORGANIZATION

RESPONSIBILITIES

- Control
- Coordination
- Accountability
- Grant Management
- Policy Direction
- Study Design/Oversight
- Budget Approval
- Monitoring
- Report Adoption
- Technical Issues
- Alternatives
- Report Development
- Recommendations



PARTICIPANTS

- Council of Governments
- City/County Planning Commission
- Airport Authority
- City/County Officials
- Base Leadership
- Private Sector Leaders
- State Officials
- Local/Base Planners
- Community Staff
- Business Representatives
- Airport Manager
- Residents
- Federal/State Agency Staff

TYPICAL JLUS TOPICS

- **Community economic profile**
- **Existing & proposed land use**
- **Installation operations & effects on the surrounding community**
- **Community development & its effects on installation operations**

PLANNING ISSUES

■ Mission changes

- ✓ *accordion effect of noise footprint*

■ Maximum impact for planning purposes

- ✓ *holding capacity of base*
- ✓ *likely aircraft/range arrays*

■ Local coordination

- ✓ *base planner responsibility*
- ✓ *cooperative planning spirit (intergovernmental coordination)*

SCOPE PARAMETERS

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■ AICUZ/ICUZ impact area

- ✓ *accident potential zones*
- ✓ *within 65 ldn contours*
- ✓ *noise zones II & III*

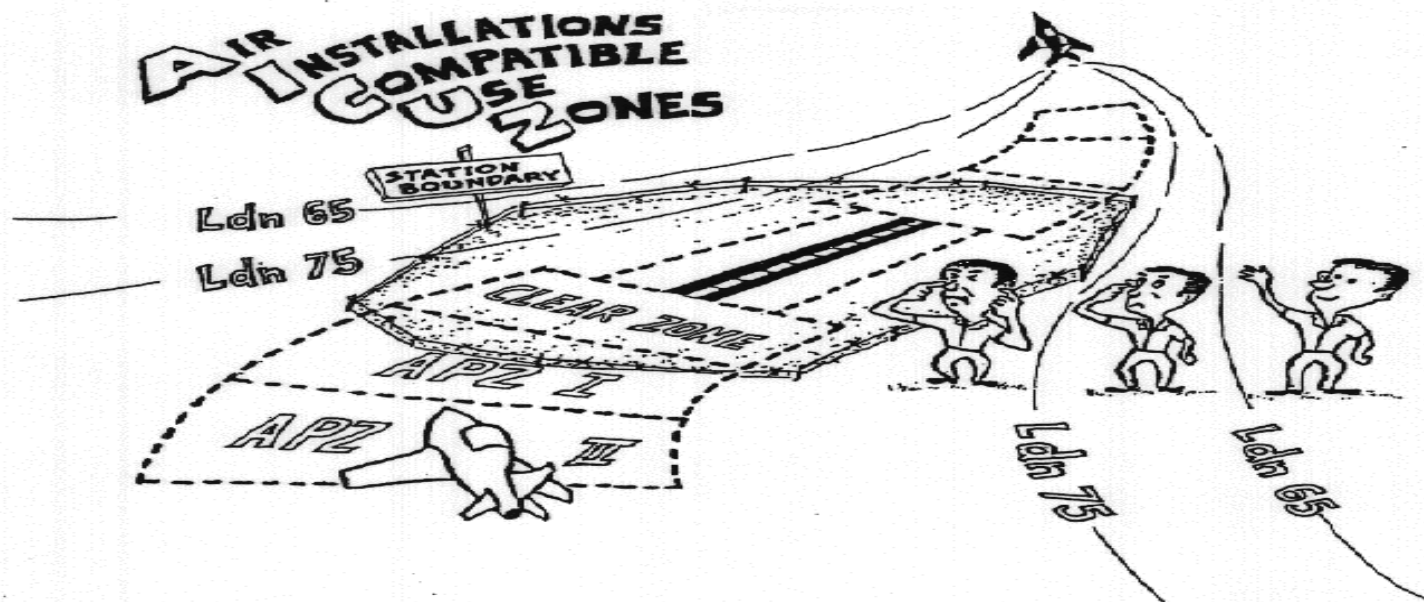
SCOPE PARAMETERS

■ AICUZ/ICUZ impact area

- ✓ *accident potential zones*
- ✓ *within 65 ldn contours*
- ✓ *noise zones II & III*

■ Reasonable planning district

JLUS SCOPE



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- **Limit development intensity within sensitive noise & aircraft approach/departure zones**

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- **Revise community comprehensive land use plan to be compatible with installation mission**
- **Revise community zoning & development regulations to prevent incompatible land uses within sensitive noise & aircraft approach zones**
- **Limit development intensity within sensitive noise & aircraft approach/departure zones**
- **Revise building codes for sound attenuation**

IMPLEMENTATION MEASURES

- **Updated comprehensive plan**
- **Zoning or zoning overlays**
- **Building code/modifications**
- **Subdivision regulations**
- **Planned Unit Development regulations**
- **Mandatory deed/noise disclosure**
- **Easements**
- **Transfer of development rights**
- **Land purchase**

NO COMMUNITY/BASE ACTION *RISK*

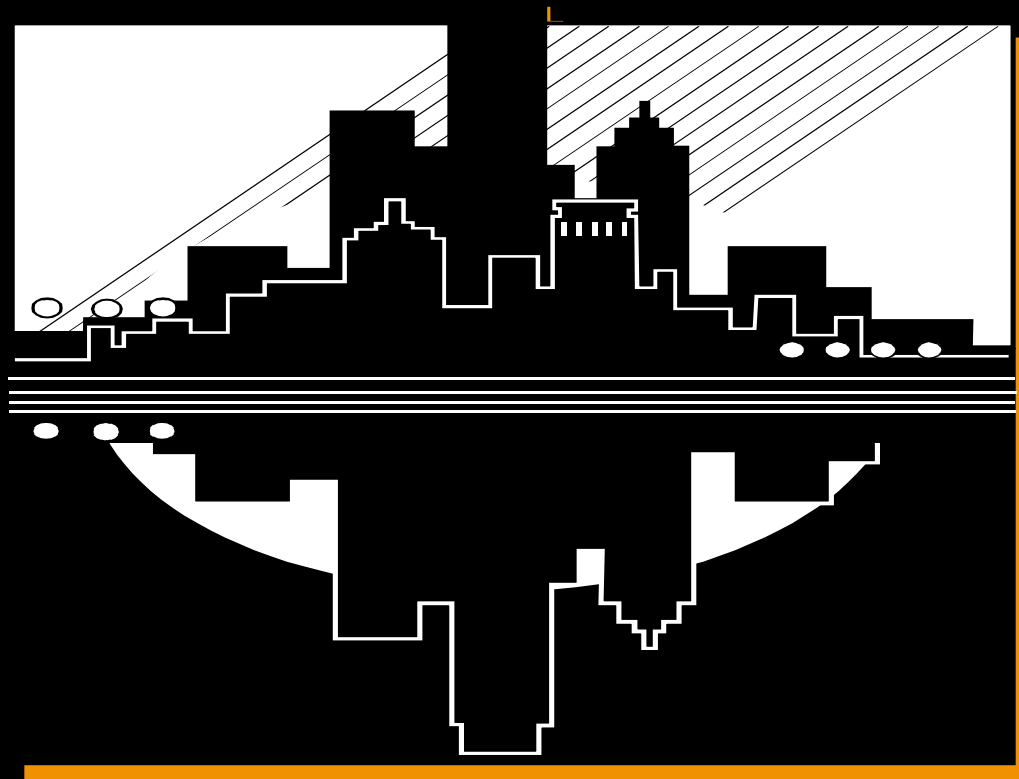
Possible Results

FOR THE INSTALLATION

- **Cutback in daily operations**
- **Reduced missions**
- **Transfer of missions to other bases**
- **Reduced economic activity on base**
- **Base closure**

FOR THE COMMUNITY

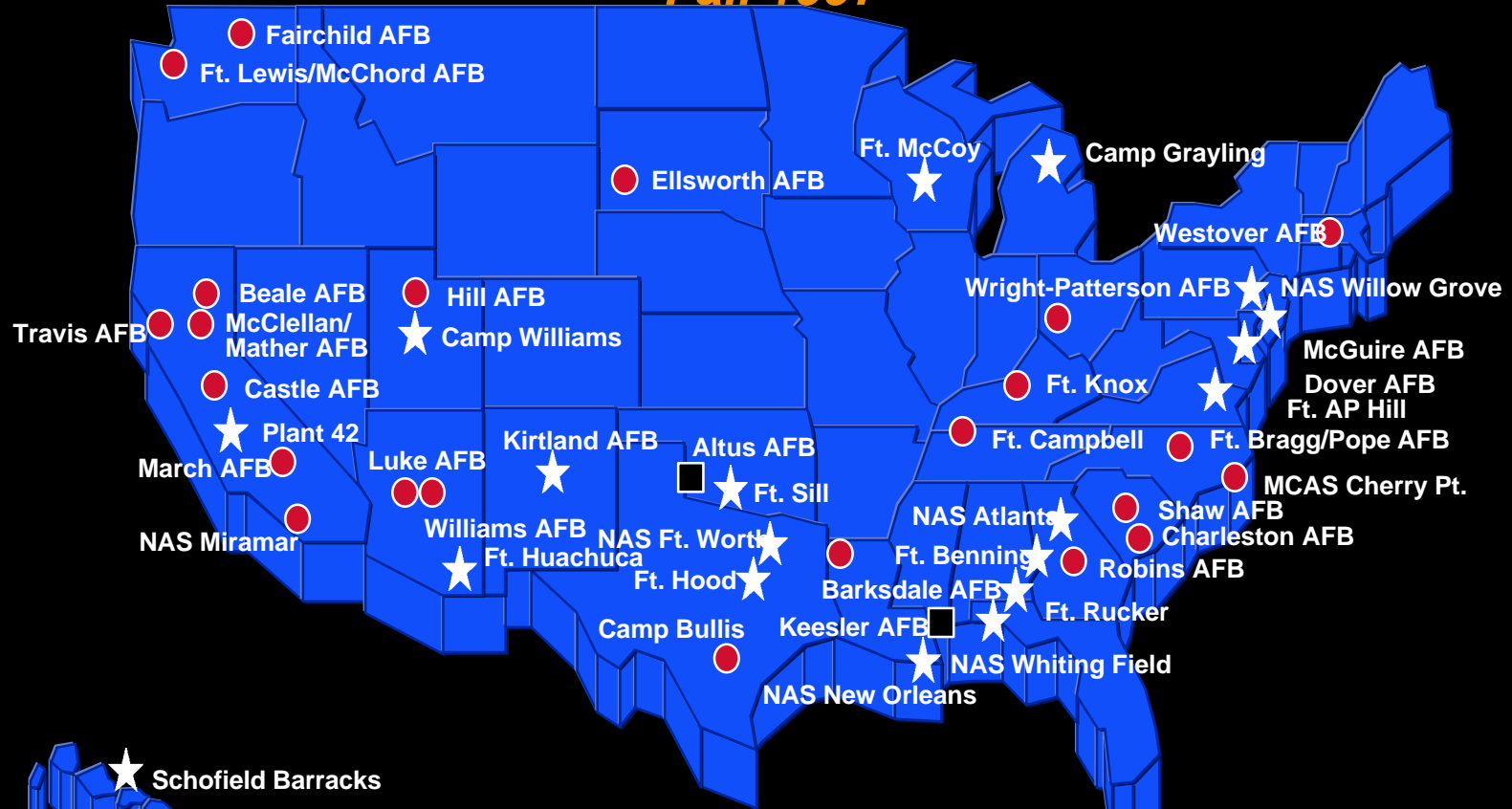
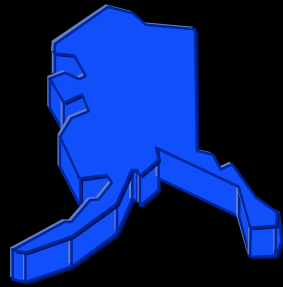
- Reduced economic activity
- Potential threat to public health & safety
- Increased noise & overflight complaints
 - ✓ *residents & businesses*
- Installation size reduction or closure
- Job losses



Decisions Rest with Governments Affected

Joint Land Use Study Projects

Fall 1997



- Completed
- Underway
- ★ Nominated

JLUS RESULTS

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■ Shaw AFB & Robins AFB

- ✓ *revised or new land use plans & zoning ordinances*
- ✓ *revised building codes to include sound attenuation*
- ✓ *State acquisition of land in APZ 1 at Robins AFB*

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■ California Air Force Bases (*Mather, McClellan, Beale, Travis*)

- ✓ *revised comprehensive land use plans by airport land use commissions to ensure compatibility*
- ✓ *height restrictions in accordance with AICUZ*
- ✓ *2/3 rds vote by jurisdiction required to override CLUP*

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- ✓ *growth guidance goals & policies*
- ✓ *overlay zoning district defined by noise contours*

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- ✓ *State acquisition of easements in high noise contours (\$10m)*

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■ Westover ARB

- ✓ *deed disclosure*
- ✓ *FAA Part 150 Study complete, land acquisition next*

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■ McChord AFB/Fort Lewis

- ✓ *townhouse development prevented in APZ 1 for McCord AFB*
- ✓ *JLUS recommendations incorporated in overlay zone for McChord AFB*
- ✓ *new zoning code incorporates noise regulations consistent with AICUZ & APZ restrictions (no residential uses, AICUZ performance criteria for industrial uses)*

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■ Fort Bragg/Pope AFB

- ✓ *regional land use advisory committee established*
- ✓ *recommendations adopted as part of Cumberland County and Fayetteville Year 2010 Land Use Plan*
- ✓ *Fayetteville adopts overlay zoning for districts subject to high noise or accident potential from aircraft (Pope AFB)*
- ✓ *Hoke County adopted county-wide zoning ordinance reflecting low density residential development recommended by the JLUS*
- ✓ *Army purchased land at end of Simmons AAF runway & establishes forest “greenbelt” as noise buffer & for Red Cockaded Woodpecker protection*

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- Community “*give away*” program

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- Substitute for hard work at the base level
- Community “give away” program
- **Expensive** (\$64,000 average per base Federal share)

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■ May

- ✓ *OEA status report on JLUS activities*
- ✓ *request for nominations*
- ✓ *advise which nominees have not applied*

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- ✓ *initial visits made to bases*
- ✓ *determine JLUS feasibility*
- ✓ *community leader briefing*
- ✓ *identify local sponsor*

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■ Spring

- ✓ *grant applications due*

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- **Description of incompatible development**

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- **Map showing areas of conflict**

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- Base leadership commitment
 - ✓ *staff support*
 - ✓ *information*

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- Expectation that affected jurisdictions will participate & adopt JLUS implementation recommendations

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- Description of incompatible development
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- Base leadership commitment
 - ✓ *staff support*
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- Current AICUZ/ICUZ
- Expectation that affected jurisdictions will participate & adopt JLUS implementation recommendations
- Why development controls have not been implemented; why JLUS is needed

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- **BRAC reduced base structure**

- ✓ *more BRAC rounds in 2001 & 2005*

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- **Defense depends on fewer bases**
- **Core asset protection vital in future**
- **Process adaptable for base level use**
- **Consistent with DoD cooperative planning policy & intergovernmental coordination mandates**

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 - ✓ *current AICUZ/ICUZ vs.. holding capacity*
 - ✓ *validation*
 - ✓ *long-term protection requirement*

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 - ✓ *Federal, state & local agencies*
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- **Sensible study scope**

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- ✓ *share information*
- ✓ *professional approach; no hidden agendas*

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- **Endorsed recommendations**

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- **Implementation actions taken**

- **Oversight organization**

- ✓ *commitment to long-term cooperation*

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